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**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AGENDA
WEDNESDAY, DECEMBER 7, 2022
250 NORTH 5TH STREET AUDITORIUM
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191**

FOLLOWING THE 5:30 P.M. CITY COUNCIL REGULAR MEETING

Call to Order

Citizen Comments

1. Approval of Minutes

- a. Minutes of the December 1, 2021 Regular Meeting

2. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2023 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

3. Public Hearings

- a. Legislative
 - i. Appropriation Resolution for the 2022 Amended and 2023 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2022 in the Grand Junction Dos Rios General Improvement District

4. Other Business

5. Adjournment

**CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT
MINUTES OF THE REGULAR MEETING**

December 1, 2021

Call to Order

The Board of Directors of the City of Grand Junction Dos Rios General Improvement District convened into regular session on the 1st day of December 2021 at 7:40 p.m. Those present were Board Members Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart and Board Chair Chuck McDaniel.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Finance Director Jodi Welch, District Secretary Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Board Chair McDaniel called the meeting to order.

Citizen Comments

There were none.

Consent Agenda

Board Member Taggart moved to approve Consent Agenda Items #1a and #1b. Board Member Simpson seconded the motion. Motion carried by unanimous voice vote.

- a. Minutes of the March 17, 2021 Regular Meeting
- b. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2022 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

Consider Engagement of Collins Cole Flynn Winn & Ulmer, PLLC as General Legal Counsel

The purpose of this item is for the Board to consider retaining Robert Cole as counsel for the District as Collins Cockrel & Cole, P.C. will split into two firms at the end of 2021.

City Attorney John Shaver presented this item.

Public comment opened at 7:43 p.m.

There were no public comments.

Public comment closed at 7:43 p.m.

Board Member Pe'a moved to retain Collins Cole Flynn Winn & Ulmer, PLLC as legal counsel for the Dos Rios General Improvement District. Board Member Herman seconded the motion. Motion carried by unanimous voice vote.

Appropriation Resolution for the 2021 Amended and 2022 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2021 in the Grand Junction Dos Rios General Improvement District

The purpose of this item is to amend the 2021 budget and adopt the 2022 budget for the City of Grand Junction Dos Rios General Improvement District (GID) and set the mill levy for the GID.

City Finance Director Jodi Welch presented this item.

The public hearing opened at 7:49 p.m.

There were no public comments.

The public hearing closed at 7:49 p.m.

Board Member Reitz moved to adopt Resolution No. 2-2021, a resolution to amend the 2021 Budget and adopt the 2022 Budget for the City of Grand Junction Dos Rios General Improvement District and adopt Resolution No. 3-2021, a resolution levying taxes for the year 2021 for the City of Grand Junction Dos Rios General Improvement District. Board Member Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:51 p.m.

Wanda Winkelmann
District Secretary



Grand Junction City Council

Regular Session

Item #2.a.

Meeting Date: December 7, 2022
Presented By: Amy Phillips, City Clerk
Department: City Clerk
Submitted By: Amy Phillips

Information

SUBJECT:

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2023 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City of Grand Junction Dos Rios General Improvement District

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to set City of Grand Junction Dos Rios General Improvement District 2023 meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). In 2019, by way of House Bill 19-1087, local public bodies can transition from physical notices of public meetings in physical locations to posting notices on a website. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website. Therefore, the attached resolution indicates that the City of Grand Junction's "Notice of Meetings" shall be considered the website, www.gjcity.org. HB 19-

1087 also requires the designation of a physical posting location in the event of a power outage, disruption in internet service, etc. that prevents the public from accessing the notice online.

This resolution will determine the dates of the regular District meetings for 2023. Additional meetings may be scheduled from time to time and adequate notice will be posted online prior to the holding of any additional regular meetings. The District also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. XXX, a resolution designating the location for the posting of the Notice of Meetings, establishing the 2023 City of Grand Junction Dos Rios General Improvement District Meeting Schedule, and establishing the procedure for calling of special meetings for the City of Grand Junction Dos Rios General Improvement District.

Attachments

1. Resolution Designating Posting Locations Dos Rios GID

**CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT**

RESOLUTION NO. xx-22

**A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING
OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2023 CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT MEETING SCHEDULE,
AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS
FOR THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT
DISTRICT**

Recitals.

The City of Grand Junction Dos Rios General Improvement District (“District”) is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The District holds meetings to discuss public business.

Colorado Revised Statute §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year."

House Bill 19-1087 which became law on April 25, 2019 permits local public bodies to transition from posting physical notices in physical locations to posting notices online. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website.

The Grand Junction Municipal Code, §2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall annually be established by resolution.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS THE CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT THAT:**

1. The **Notice of Meetings** for the local public body shall be posted on the City of Grand Junction’s website www.gjcity.org. If an event (such as a power outage or disruption in internet service) occurs that prevents the public from accessing the **Notice** online, the

glassed-in exterior notice board at 250 North 5th Street, City Hall is designated as the official posting location for the duration of that event.

2. Meetings of the District may be scheduled or cancelled dependent on the number of items coming before the Board of Directors. The Board of Directors will determine that on a case by case basis. Proper notification for any meeting will be provided.

3. Additional special meetings may be called by the Chair of the Board for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of the Board shall be notified of any special meeting at least twenty-four hours in advance.

Read and approved this 7th day of December, 2022.

Chair of the Board

ATTEST:

District Secretary



Grand Junction City Council

Regular Session

Item #3.a.i.

Meeting Date: December 7, 2022

Presented By: Jodi Welch, Finance Director, Greg Caton, City Manager

Department: Finance

Submitted By: Jodi Welch

Information

SUBJECT:

Appropriation Resolution for the 2022 Amended and 2023 City of Grand Junction Dos Rios General Improvement District Budget and a Resolution Levying Taxes for the Year 2022 in the Grand Junction Dos Rios General Improvement District

RECOMMENDATION:

Staff recommends adoption of the resolution amending the 2022 Budget and adopting the 2023 Budget for the City of Grand Junction Dos Rios General Improvement District.

Staff recommends adopting the resolution certifying the 2022 mill levy for the City of Grand Junction Dos Rios General Improvement District.

EXECUTIVE SUMMARY:

The purpose of this item is to amend the 2022 budget and adopt the 2023 budget for the City of Grand Junction Dos Rios General Improvement District (GID), and set the mill levy for the GID.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction Dos Rios General Improvement District (GID) was established by Grand Junction City Council in July of 2019. The City Council is the ex officio Board of Directors of the GID. The GID is authorized to make improvements to and provide services within the GID boundaries including but not limited to; acquiring, constructing, installing, operating and maintaining utilities, roadways, trails, sidewalks, parks and open space. In order to fund those improvements and services, the GID is authorized, if approved by voters, to issue debt and levy taxes.

The GID was authorized by the November 4, 2019, election to impose a mill levy and

issue debt. According to the financial plan prepared by DA Davidson, the GID's underwriter, the proposal is for the GID to issue debt in the amount sufficient to fund \$10.7 million in infrastructure improvements, and the debt service interest payments for 2021, 2022, and 2023, as well as the required debt service reserve. The debt was issued in December of 2021, with a favorable 4.75 percent interest rate which should allow the mill levy rate to stay at 7 mills assuming tax increment revenues are earned as projected in the financial plan.

The infrastructure improvements are complete with a public amenity project now underway which is funded by the City of Grand Junction (City). The City is under contract for the sale of approximately 23 acres with an initial closing in 2021 and a final closing in 2024. The private developer's plan of development includes residential dwelling units and commercial properties including a hotel. Full development is expected by 2028 with several phases of development milestones required in the purchase and sale agreement. The financial plan assumes a certain rate and valuation of residential and commercial development and will be updated as development proceeds, is completed, and is valued.

There is \$930,661 remaining in the Dos Rios Capital Fund from the bond proceeds which can be used for additional improvements in the GID or debt service. For 2023 it is not anticipated to expend these funds.

The Preliminary Certification of Values was received by the Mesa County Assessor on August 18, 2022 indicating assessed valuation of \$230,130 in the GID. The GID is authorized to levy up to 50 mills. However, the current financial modeling supports a mill of 7, and that is what is proposed to be certified for the 2022 Levy/2023 Collection year which would generate \$1,611 in property tax revenue. As property taxes and sales taxes are generated within the GID, the increment revenue, "TIF revenue" (actual over base) is pledged by the Downtown Development Authority to be used for a portion of the debt service as well. The financial plan anticipates tax increment revenue beginning in 2024. For the properties still held by the City, the developer is paying an amount in lieu of taxes to the GID. That revenue for 2023 is \$8,628.

The amendments to the 2022 adopted budget include the following: Special Revenue Fund; to decrease property tax increment because the assessed valuation did not exceed the base and to increase revenue for payment in lieu of taxes. Debt Service Fund increase interest expense to decrease expected interest income, to budget for both interest payments in 2022 and to increase contract services for the share of the market survey cost that was instrumental to a successful debt issuance.

FISCAL IMPACT:

The proposed budget is outlined in the attachments. The primary activities of the GID in 2023 and forward will be collection of property tax revenues and property tax TIF, and sales tax TIF revenues to pay debt service.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. __-2022, a resolution to amend the 2022 budget and adopt the City of Grand Junction Dos Rios General Improvement District 2023 budget and (adopt/deny) Resolution No. __-2022, a resolution levying taxes for the year 2022 in the City of Grand Junction Dos Rios General Improvement District.

Attachments

1. City of Grand Junction Dos Rios GID 2022 Amended and 2023 Proposed Budget
2. 2022 Amended 2023 Recommended Grand Junction Dos Rios GID Budget Resolution
3. Grand Junction Dos Rios General Improvement District Tax Levy Certification
4. Grand Junction Dos Rios General Improvement District Levy Resolution (1)

**City of Grand Junction Dos Rios General Improvement District
Special Revenue Fund
2022 Amended and 2023 Proposed Budget
December 7, 2022**

	2022 Adopted Budget	2022 Amended Budget	2023 Proposed Budget
Beginning Balance, January 1	\$ 4,617	\$ 4,614	\$ 14,399
Revenues:			
Property Tax-GID Mill Levy	\$ 1,037	\$ 1,037	\$ 1,611
Property Tax-Specific Ownership	-	120	120
Payment in Lieu of Taxes	-	8,628	8,628
Property Tax-Increment	15,639	-	-
Sales Tax Increment	-	-	-
Interest Income	-	-	406
Total Revenues	<u>\$ 16,676</u>	<u>\$ 9,785</u>	<u>\$ 10,765</u>
Total Funds Available	\$ 21,293	\$ 14,399	\$ 25,164
Expenditures:			
Transfer to Debt Service Fund	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Ending Balance, December 31	<u><u>\$ 21,293</u></u>	<u><u>\$ 14,399</u></u>	<u><u>\$ 25,164</u></u>

**City of Grand Junction Dos Rios General Improvement District
Capital Fund
2022 Amended and 2023 Proposed Budget
December 7, 2022**

	2022 Adopted Budget	2022 Amended Budget	2023 Proposed Budget
Beginning Balance, January 1	\$ -	\$ 930,661	\$ 930,661
Revenues:			
Revenue Bond Proceeds	\$ -	\$ -	
Total Revenues	\$ -	\$ -	\$ -
 Total Funds Available	 \$ -	 \$ 930,661	 \$ 930,661
 Expenditures:			
Reimbursement to City for Land Improvements	\$ -	\$ -	\$ -
Bond Issuance Costs	-	-	-
Transfer to Dos Rios Debt Service for Bond Reserve and Debt Service	-	-	-
Total Expenditures	\$ -	\$ -	\$ -
 Ending Balance, December 31	 \$ -	 \$ 930,661	 \$ 930,661

**City of Grand Junction Dos Rios General Improvement District
Debt Service Fund
2022 Amended and 2023 Proposed Budget
December 7, 2022**

	2022 Adopted Budget	2022 Amended Budget	2023 Proposed Budget
Beginning Balance, January 1	\$ 2,309,305	\$ 2,298,126	\$ 1,688,597
Revenues:			
Transfer of Bond Proceeds	\$ -	\$ -	\$ -
Transfer from Special Revenue Fund	-	-	-
Interest	20,000	18,000	31,230
Total Revenues	<u>\$ 20,000</u>	<u>\$ 18,000</u>	<u>\$ 31,230</u>
Total Funds Available	<u>\$ 2,329,305</u>	<u>\$ 2,316,126</u>	<u>\$ 1,719,827</u>
Expenditures:			
Bond Issuance Costs	\$ -	\$ -	\$ -
Principal	307,265	-	-
Interest	-	615,250	615,250
Debt Service Fees	-	-	3,500
Contract Services	-	12,279	-
Total Expenditures	<u>\$ 307,265</u>	<u>\$ 627,529</u>	<u>\$ 618,750</u>
Ending Balance, December 31	<u><u>\$ 2,022,040</u></u>	<u><u>\$ 1,688,597</u></u>	<u><u>\$ 1,101,077</u></u>

* Debt Service Reserve is \$1,078,804

**CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT**

RESOLUTION NO. __-2022

A RESOLUTION TO AMEND 2022 BUDGET AND ADOPT 2023 BUDGET

WHEREAS, the Board of Directors (“Board”) of City of Grand Junction Dos Rios General Improvement District (“District”) has appointed a budget committee to prepare and submit a proposed 2022 amended budget and a proposed 2023 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 7, 2022, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“TABOR”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of City of Grand Junction Dos Rios General Improvement District:

1. That estimated expenditures for each fund are as follows:

	<u>2022 Amended</u>	<u>2023 Proposed</u>
Special Revenue Fund:	\$ -	\$ -
Capital Fund:	-	-
Debt Service Fund:	627,529	618,750
	<u>\$ 627,529</u>	<u>\$ 618,750</u>

2. That estimated revenues are as follows:

	<u>2022 Amended</u>	<u>2023 Proposed</u>
<u>Special Revenue Fund:</u>		
From general property taxes	\$ 1,037	\$ 1,611
From sources other than general property	8,748	9,154
From fund transfers	-	-
Total	<u>\$ 9,785</u>	<u>\$ 10,765</u>
 <u>Capital Fund:</u>		
Revenue bond proceeds	\$ -	\$ -
From fund transfers	-	-
Total	<u>\$ -</u>	<u>\$ -</u>
 <u>Debt Service Fund:</u>		
Revenue bond proceeds	\$ -	\$ -
From fund transfers	-	-
Interest Income	18,000	31,230
Total	<u>\$ 18,000</u>	<u>\$ 31,230</u>

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of City of Grand Junction Dos Rios General Improvement District for the 2022 and 2023 fiscal years.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the City of Grand Junction Dos Rios General Improvement District has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Grand Junction Dos Rios General Improvement District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

	<u>2022 Amended</u>	<u>2023 Proposed</u>
Special Revenue Fund:	\$ -	\$ -
Capital Fund:	-	-
Debt Service Fund:	627,529	618,750
	<u>\$ 627,529</u>	<u>\$ 618,750</u>

Adopted this 7th day of December, 2022.

CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT

By: _____
Anna Stout, Chair of the Board of
Directors

Attest:

Amy Phillips, District Secretary

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction Dos Rios General Improvement District** for the year 2022, as determined and fixed by the City of Grand Junction Dos Rios General District Board of Directors by Resolution duly passed on the 7th day of December, 2022, is seven (**7.000**) mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 7th day of December, 2022.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2021 IN THE
CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS THE CITY OF GRAND
JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT:**

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction Dos Rios General Improvement District**, for the year 2022 according to the assessed valuation of said property, a tax of seven **(7.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction Dos Rios General Improvement District (GID) for the purpose of paying the expenses of the GID for the fiscal year ending December 31, 2023.

ADOPTED AND APPROVED THIS 7th day of December, 2022.

CITY OF GRAND JUNCTION DOS RIOS
GENERAL IMPROVEMENT DISTRICT

By: _____
Anna Stout, Chair of the Board of
Directors

Attest:

Amy Phillips, District Secretary